

June 4, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**REQUEST FOR AUTHORITY TO NEGOTIATE PURCHASE OF REAL  
PROPERTY FOR A LIBRARY FACILITY AT LA CRESCENTA  
(FIFTH) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Direct the Chief Administrative Officer (CAO) to enter into negotiations to acquire real property for the purpose of developing a new library facility in the La Crescenta area.
2. Instruct and authorize the CAO to initiate appropriate due diligence, analyze, review, and consider all prospective properties, and return to the Board with a recommendation for purchase.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of this proposed action will allow the CAO to negotiate in good faith with property owners or designated representatives for the possible acquisition of real property.

The Fifth District has identified the need for a new library in the La Crescenta area as a high priority and has allocated \$3.4 million towards this purpose. While the amount currently available will not fund both land and construction costs, due to the scarcity of available land in this area, it is advisable to proceed with land acquisition at this time.

The development of a new La Crescenta Library in this service area will provide adequate space for the appropriately sized collection of library materials, upgraded public access to computers, additional reader seats and meeting room seats for library users and public meetings, and accommodation of new trends in service delivery which may include features such as technology training, homework, and literacy centers.

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## **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The proposed acquisition of property to fill an identified public need supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2). In this case, we are initiating the purchase of land to pursue the development of a new facility to meet long-term County needs.

## **FISCAL IMPACT/FINANCING**

Funds in the amount of \$3.4 million have been appropriated to this project through the allocation of Fifth District capital funds. While this amount will not fund the total amount required to complete land acquisition, design and construction, sufficient funds are available to complete the land acquisition phase of the project.

Additional funds will be required to augment the budget in the future to complete design and construction of the proposed project. The Public Library does not anticipate having resources available within its operating budget to pay for either the start-up costs or the additional annual costs of operation for the new facility.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A preliminary analysis by the Department of Public Works (DPW) has determined that approximately 1.3 acres of land will be required for the planning and development of a 14,000 square foot library facility which can accommodate a minimum of 56 parking spaces, and also satisfy acceptable circulation and setback standards for a project of this type.

Extensive research was conducted by CAO - Real Estate Division, with the assistance of the Public Library and DPW personnel to examine the opportunities and cost effectiveness of expanding the existing La Crescenta Library, comprised of a 4,300 square foot structure and 11,800 square foot lot. It was determined that the assemblage of adjacent parcels would not be cost effective because of existing topographical constraints and the estimated expenses to purchase two neighboring properties and relocate existing ongoing businesses.

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### **ENVIRONMENTAL DOCUMENTATION**

The CAO will advise your Board of its compliance requirements, and will be responsible for the preparation and implementation of any studies necessary for California Environmental Quality Act to be satisfied, if and when a formal recommendation for purchase is submitted for approval.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Community access to County library services at the current La Crescenta location will continue until your Board approves the acquisition and the development of a replacement facility becomes operational.

### **CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors return a stamped copy of the adopted Board letter, a certified copy of the Minute Order to the CAO - Real Estate Division, 222 South Hill Street - 3<sup>rd</sup> Floor, Los Angeles, CA 90012, for further processing.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:SNY  
CWW:CM:pb

c: County Counsel  
Public Library  
Department of Public Works